



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
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**GAIL FARBER, Director**

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 17, 2011

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

43 May 17, 2011

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION  
APPEALS BOARD IN THE UNINCORPORATED AREAS OF  
ACTON, ALTADENA, HI VISTA, LANCASTER,  
PALMDALE, AND ROOSEVELT  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

2186 New York Drive, Altadena, California 91001  
47211 232nd Street East, Hi Vista, California 93535  
47603 225th Street East, Hi Vista, California 93535  
2158 El Sereno Avenue, Altadena, California 91001  
40254 161st Street East, Palmdale, California 93591  
14922 East Avenue G-8, Roosevelt, California 93535  
47621 225th Street East, Hi Vista, California 93535  
46947 232nd Street East, Hi Vista, California 93535  
32825 Wisconsin Street, Acton, California 93510

15822 Mossdale Avenue, Lancaster, California 93535

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before your Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 2186 New York Drive, Altadena, California 91001

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 20, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, dead trees, and all overgrown vegetation and

maintained cleared thereafter and (b) that by May 20, 2011, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, dead tree(s), and weeds constituting an unsightly appearance.
3. Trash, junk, and debris scattered about the premises.
4. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 47211 232nd Street East, Hi Vista, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 20, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that by May 20, 2011, the structure(s) be demolished, and (c) that the structure(s) be maintained secured to prevent unauthorized entry until demolition work begins. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. The mudsill is defective, deteriorated, inadequate, or damaged.
4. Portions of the walls are defective, deteriorated, or damaged and lack a protective coating of paint.
5. Doors and windows are broken.
6. The building contains defective, deteriorated, or damaged ceiling and roof systems.
7. The required heating system is missing or damaged and potentially hazardous.
8. The potable water system of the dwelling is noncomplying, missing, damaged, and insanitary.
9. The water heater, lavatory, bath facility, kitchen sink, and laundry tray or standpipe of the

dwelling are inoperable, missing, or insanitary.

10. Trash, junk, and debris scattered about the premises.

ADDRESS: 47603 225th Street East, Hi Vista, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 20, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that by May 20, 2011, the structure(s) be demolished, and (c) that the structure(s) be maintained secured to prevent unauthorized entry until demolition work begins. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. The mudsill is defective, deteriorated, inadequate, or damaged.
4. Portions of the walls are defective, deteriorated, or damaged and lack a protective coating of paint.
5. Doors and windows are broken.
6. The building contains defective, deteriorated, or damaged ceiling and roof systems.
7. The required heating system is missing or damaged and potentially hazardous and should discontinue utilizing it immediately.
8. The potable water system of the dwelling is noncomplying and insanitary.
9. The water heater, lavatory, bath facility, kitchen sink, and laundry tray or standpipe of the dwelling are inoperable, missing, or insanitary.
10. Trash, junk, and debris scattered about the premises.

ADDRESS: 2158 El Sereno Avenue, Altadena, California 91001

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 20, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by May 20, 2011, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the

property be maintained cleared thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Miscellaneous articles of personal property scattered about the premises.
3. Trash, junk, and debris scattered about the premises.
4. Trailers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 40254 161st Street East, Palmdale, California 93591

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 20, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, (b) that by May 20, 2011, the structure(s) be repaired per noted defects, and (c) that the structure(s) be maintained secured to prevent unauthorized entry.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. Electrical system is damaged or potentially hazardous.
5. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
6. Miscellaneous articles of personal property scattered about the premises.
7. Trash, junk, and debris scattered about the premises.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 14922 East Avenue G-8, Roosevelt, California, 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by

May 20, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that by May 20, 2011, the structure(s) be demolished, and (c) that the structure(s) be maintained secured to prevent unauthorized entry until demolition work begins. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. The building contains defective, deteriorated, or damaged floor supports or foundation systems.
4. Doors and windows are broken.
5. The building contains defective, deteriorated, inadequate, or fire-damaged ceiling and roof systems.
6. The required heating system is inoperable, missing, inadequate, or damaged and potentially hazardous and should discontinue utilizing it immediately.
7. Electrical system is noncomplying and potentially hazardous.
8. The building contains defective, deteriorated, inadequate, or damaged drain, waste, and vent systems.
9. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
10. Trash, junk, and debris scattered about the premises.
11. Trailers, campers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 47621 225th Street East, Hi Vista, California, 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 20, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that by May 20, 2011, the structure(s) be demolished, and (c) that the structure(s) be maintained secured to prevent unauthorized entry until demolition work begins. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Trash, junk, and debris scattered about the premises.
3. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 46947 232nd Street East, Hi Vista, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 20, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that the structure(s) be maintained secured to prevent unauthorized entry.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Miscellaneous articles of personal property scattered about the premises.
3. Debris scattered about the premises.

ADDRESS: 32825 Wisconsin Street, Acton, California 93510

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 20, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that the structure(s) be maintained secured to prevent unauthorized entry.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. Overgrown vegetation and weeds constituting an unsightly appearance.
5. Miscellaneous articles of personal property scattered about the premises.

6. Trash, junk, and debris scattered about the premises.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 15822 Mossdale Avenue, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 20, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by May 20, 2011, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
7. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

#### **CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER  
Director

GF:RP:nm

c: Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office